

5, GLASDRUM COURT, FORT WILLIAM

mcintyre & co
Solicitors & Estate Agents



Superb two bedroomed house in popular location

Beautifully appointed for modern day living

In walk-in condition

Air Source Heating / Double Glazing/Patio & Decking

Excellent Energy Performance Rating of C:74

Council Tax Band C / Tenure is Freehold

Short walk to the local primary school

Within walking distance of Fort William Town Centre and on a bus route



GUIDE PRICE

£175,000

DESCRIPTION

McIntyre & Company Estate Agents are delighted to bring 5 Glasdrum Court to the market. This is a superb two bedroomed mid-terrace family home in sought after Glasdrum that was build around 2000 and the spans approx 64sq m.

Benefits to the property include replacement double glazing installed in the Summer of 2023, the installation of an air source heating system in 2021, newly decorated hallway, replacement Internal doors through-out, laminate flooring to the ground floor and co-ordinated quality fitted carpet to the first floor with the exception of the bathroom. The spacious lounge-diner is dual aspect and can accommodate a large dining table and six chairs. Sliding patio doors lead into the rear garden where there is a patio, decking and an entertaining seating area, a spot to sit and enjoy the outside space. There is a lovely modern family bathroom and fitted kitchen.

Overall this is a beautifully maintained property that has been tastefully decorated with pops of colour to create a superb, clean and contemporary family home. Its walk-in condition provides an excellent opportunity for a first time buyer, buy to let and forms a fantastic family home.

ACCOMMODATION Lounge-Diner, Fitted Kitchen, Family Bathroom and Two Double Bedrooms.

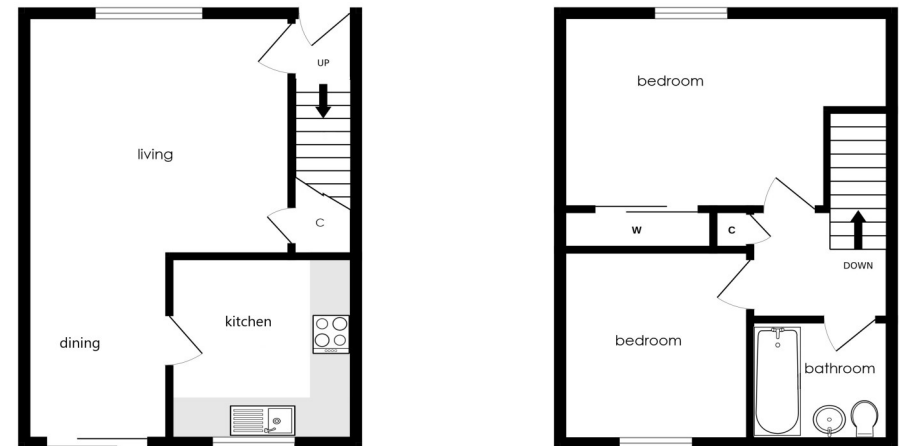
DIRECTIONS 5 GLASDRUM COURT FORT WILLIAM, PH33 6QR

At the West End roundabout turn onto Lundavra Road. From Lundavra Road turn into Argyll Terrace which is the second main road on the left. From Argyll Terrace take the second right into Glasdrum Estate. Follow the road to the end of the development until reaching Glasdrum Court at the far end. Number 5 is the 5th house in the row on the left-hand side of the cul-de-sac.

LOCATION/AMENITIES

Situated in a sought after location just a short walk to Lundavra Primary School and the Town Centre. A regular bus service operates to and from Fort William's town centre and the medical centre. The bus stop is a short walk from the property.

Fort William is the main district town of Lochaber, known as the "Outdoor Capital of the UK." The town is a popular tourist destination and has a wide variety of tourist attractions including the locks at Corpach Basin on the Caledonian Canal which make ideal walking opportunities on the Great Glen Way, Ben Nevis and Glen Nevis. There is a variety of shops, hotels and restaurants, a tourist information centre, museum, cinema, library, bus station and railway station with links to Mallaig, Glasgow and Edinburgh as well as an overnight sleeper to London.



This diagram (i.e. to include all diagrams shown) is not to scale and is not definitive. The diagram has not been prepared by this firm and is not to be founded upon. This plan is for illustrative purposes and should only be regarded as such by any interested party or prospective purchaser. All measurements have been taken at longest x widest points and are approximate.

Lounge-Diner 6.59m x 3.84m

Dual aspect room with sliding patio doors that provide access to the rear garden grounds. Under stairs storage cupboard.

Kitchen 2.92m x 2.28m

Fitted kitchen with a variety of wall, drawer and base units. The cabinets are wood effect with dark contrasting worktops and slate effect tiled walls above the work surface areas.

Stairs and Landing:

Quality fitted carpet flooring. Storage Cupboard.

Bedroom 4.80m x 2.96m

A great size room that provides double door built in fitted wardrobes with sliding mirrored doors with ample built in storage comprising shelving and hanging rails. A recess dressing/vanity area and quality carpet flooring.

Bedroom 2.89m x 2.70m

Rear facing with quality carpet flooring.

Bath Room 1.99m x 1.68m

Lovely and modern with fully tiled gloss walls, bath with electric shower over, WC, wash hand basin with vanity drawers below, heated towel rail, velux style window and laminate flooring.



EXTERNALLY

The Front garden is fully fenced with gated access and path. There is a central grassed area bordered by decorative sandstones.

To the rear is a low maintenance garden that is ideal for entertaining and benefits from a patio and a decking area as well as seating and a built in bench style table/cooking area.

Timber shed. Outside light.



McIntyre & Company,
38 High Street, Fort William,
PH33 6AT

Tel: 01397 703231

Fax: 01397 705070

E-mail: property@solicitors-scotland.com

Website: www.solicitors-scotland.com

These particulars are not guaranteed and are not to be incorporated into any formal missives of sale/purchase to follow hereon. The measurements and conversions are approximations only and are not be founded upon. Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Seller will not be bound to accept the highest, or indeed any offer. Interested parties should register their interest with the Selling Agents lest a closing date for offers is set, but the Seller will not be obliged to proceed to a closing date.

Please note the new EU Data Regulations will come into force on 25th May 2018. Our firm's new privacy policy can be accessed from our website: <http://www.solicitors-scotland.com>. For more information on how we protect and use your data, as well as your rights as a data subject, please contact our offices either by e-mail: law@solicitors-scotland.com or telephone: 01397 703231.

ARE YOU LOOKING FOR PROPERTY FOR SALE IN FORT WILLIAM ?

Check out our website www.solicitors-scotland.com



SOCIAL MEDIA:



Search for McIntyre & Company on Google and give us a review. Search for our business, click the "write a review" button or link. Write your review and publish your review.



@McIntyreandCoFW



@mcintyreandcompanyfortwilliam



@mcintyreandcompany